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WARRANTY DEED

Know All Men By These Presents

015656

TRANSFER
TAX
PAID

That **North Edgemont Enterprise**, a Maine corporation with its principal place of business at Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Charles H. Kellenberger and Jacqueline I. Kellenberger**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 10 Myrtle Street, Waterville, ME 04901, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Charles H. Kellenberger and Jacqueline I. Kellenberger, as joint tenants and not as tenants in common, their heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

Parcel One: A certain lot or parcel of land, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point or bound on North Street, so-called, in said Waterville, thence running north northwest 45 feet along said North Street to a bound; thence west southwest 120 feet to a bound; thence southwest 37.7 feet to a bound; thence south southeasterly 15.2 feet to a bound; thence southeasterly 20.7 feet to a bound; thence east northeasterly 153.55 feet to the point or place of beginning. Being the lot designated as Lot #44 on a Plan known as the Edgemont Park Plan found in Plan Book #2 at Page 63 and recorded in the Kennebec County Registry of Deeds to which plan reference is hereby made for a more detailed description.

Parcel Two: A certain lot or parcel of land, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being Lots number forty-two (42) and forty-three (43) on plan of Edgemont Park made by John H. Burleigh, C.E., on file in the Kennebec County Registry of Deeds in Plan Book 2, Page 63, to which plan reference shall be made for further particulars.

BEING the premises acquired by North Edgemont Enterprise by Warranty Deed from William G. Proctor dated March 17, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5326, Page 68.

EXCEPTING AND RESERVING the following described parcel conveyed by North Edgemont Enterprise to Clement P. Boulette and Della C. Boulette by Warranty Deed dated September 28, 1998 and recorded in the Kennebec County Registry of Deeds in Book 6210, Page 143:

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Beginning at a point on the northeasterly side of Edgemont Avenue, so-called, said point being the southeasterly corner of Lot #61 as depicted on a map entitled "Plan of Edgemont Park" prepared by J.H. Burleigh dated August 1905 and recorded in the Kennebec County Registry of Deeds in Plan Book 2, Page 63; thence northeasterly along the boundary line between Lot #61 as depicted on said map and Lot #44 as depicted on said map thirty-seven and seven-tenths (37.7) feet to a point; thence in a northeasterly direction continuing along the boundary between Lot #61 as depicted on said map and Lot #44 as depicted on said map twenty-six (26) feet, more or less, to the intersection of Lots 61, 44, and 45, all as depicted on said map; thence in a southwesterly direction in a straight line sixty (60) feet, more or less, to an iron pin on the northeasterly side of said Edgemont Avenue, said iron pin being southeasterly of and twelve (12) feet distant from the point of beginning; thence northwesterly along the northeasterly side of Edgemont Avenue twelve (12) feet, more or less, to the point of beginning.

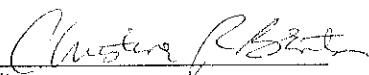
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Charles H. Kellenberger and Jacqueline I. Kellenberger, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

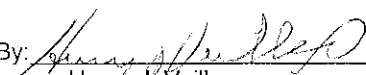
AND it does COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, North Edgemont Enterprise, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Henry J. Veilleux, its President thereunto duly authorized this 22 day of May, 2002.

Signed, Sealed and Delivered
in the presence of

North Edgemont Enterprise


Witness

By: 
Henry J. Veilleux
Its: President

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STATE OF WASHINGTON
County of FRANKLIN, ss.

Date: May 22, 2002

Personally appeared the above-named Henry J. Veilleux, President of said corporation as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his capacity, and the free act and deed of said corporation.

Before me,

Beverly J. Wheeler
Notary Public

Printed Name: Beverly J. Wheeler

My comm. exp: 1-3-03 (Seal)

RECEIVED KENNEBEC SS.
2002 MAY 28 AM 9:00

ATTEST: Beverly J. Wheeler
REGISTER OF DEEDS

